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Via PDF

December 10, 2014

The Honorable Scott York
Chairman
Loudoun County Board of Supervisors
1 Harrison Street, S.E. MSC#1, Fifth Floor
Leesburg, VA 20175-7000

The Honorable Janet Clarke
Loudoun County Board of Supervisors
Blue Ridge District
1 Harrison Street, S.E., MS#1, 5th Floor
Leesburg, VA 2017

**RE: Brambleton Land Bays 1, 3 & 5 - ZMAP 2012-0013 & ZCPA 2012-0009
Loudoun County Parkway**

Dear Honorable Chairman and Supervisor Clarke:

On behalf of Bill Fox and the Brambleton Group, I'm pleased to respond to your series of questions and requests concerning the Brambleton Group section of Loudoun County Parkway. In terms of the regional road network, both of you have been very clear in your requests to Brambleton Group to consider, once again, accelerating its already significant, regional transportation improvements.

Brambleton has a 20-year, documented history of accelerating every major infrastructure improvement in our wonderful community (roads, utilities, open spaces, parks & recreation facilities, school sites and other important Brambleton, County and community amenities). However, in light of the fact that this significant Brambleton application is coming before the Board of Supervisors this evening and due to your specific requests for additional commitments and written clarification from Brambleton Group, Brambleton will implement an additional, meaningful commitment to Loudoun County Parkway as part of this pending application.

Brambleton Group already has an ability to construct approximately 900 homes within Land Bay 1. We are seeking the Board's approval to add an additional 458 homes within Land Bay 1 (labeled Land Bay 1A and Land Bay 1B under the pending case), as well as 48 additional town homes within the Town Center. These requests are consistent with the County's Comprehensive Plan and these cases enjoy a recommendation of approval from the Planning Commission.



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In order to clarify the record and in direct response to our long-standing, excellent working relationship with Loudoun County and both of you, Brambleton Group is prepared (after the public hearing this evening, as it is too late to revise the proffers this afternoon) to amend the proffers associated with ZMAP 2012-0013 & ZCPA 2012-0009 to specifically state as follows:

Brambleton Group shall not be able to secure zoning permits for any of the new, additional 458 proposed homes within Land Bays 1A and 1B unless and until it has completed its proffered, 4-lane divided roadway section of Loudoun County Parkway (of approximately .93 of a mile, leading from Creighton Road at the north, to south of Shreveport Drive, as reflected in green on the attached "Loudoun County Parkway" Exhibit).

To be clear, we will be able to proceed with the number and mix of existing, approved homes within Land Bay 1 (to be relabeled Land Bays 1, 1A & 1B by this case); those existing units have no proffer tie to Brambleton's very substantial Loudoun County Parkway improvements, **totaling some \$21.5 million.**

As you both know so well (it seems that the complete, accurate information about Loudoun County Parkway has not gotten out to the public), it is the Virginia Department of Transportation - Route 606 Project (in concert with Loudoun County) that is responsible for building the critical intersection of Arcola Road, Loudoun County Parkway and Route 606, linking Loudoun County Parkway both to the north (as reflected in blue on the attached Exhibit) as well as transitioning Loudoun County Parkway to the south towards Rt. 50.

Brambleton is very proud of its 20-year history and partnership with Loudoun County. We are pleased to respond to the direct appeal of our Chairman and our Blue Ridge District Supervisor.

We thank you both for your zealous, effective leadership of Loudoun and your impressive ability to help inspire meaningful, accelerated transportation, school, park & recreation and open space amenities that benefit all Loudoun County residents.

I look forward to seeing you both this evening for our public hearing.

Respectfully submitted,

A handwritten signature in dark ink that reads "AJ CALABRESE".

Antonio J. Calabrese



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cc: William Fox, President, Brambleton Group
Steve Schulte, Vice President, Brambleton Group
Joe Kroboth, Department of Transportation & Capital Infrastructure
Charles Yudd, County Administration
Marchant Schneider, Department of Planning & Zoning

Exhibit – Loudoun County Parkway

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